



**15 Naseby Way | | Norwich | NR7 0TP**

**£280,000**

**\*\*EXTENDED SEMI DETACHED HOUSE WITH A CONVERTED GARAGE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after Dussindale estate. Accommodation comprising modern kitchen, utility room (formerly the garage), lounge/diner and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a stylish bathroom off landing. Outside there is a DRIVEWAY TO THE FRONT PROVIDING OFF ROAD PARKING and a WELL MAINTAINED, ENCLOSED GARDEN to the rear. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or family home so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan (2020)

### Location

Dussindale can be found within the popular suburb of Thorpe St Andrew to the east of Norwich. The modern estate is within close access to a selection of amenities including schooling for all ages, shops (including Sainsburys superstore) and popular pubs and restaurants. There is ease of access to the Broadland Business Park, A47 Southern Bypass, NDR and Norfolk Broads with excellent public transport links to and from Norwich City centre.

### Accommodation Comprises

Front door to:

#### Kitchen 10'2" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window, radiator.

#### Utility Room 10'9" x 7'11"

Space for fridge/freezer and washing machine.

#### Lounge/Diner 18'0" x 14'0"

Double glazed window, sliding patio doors, radiator, stairs to first floor.

#### Conservatory 10'9" x 8'3"

Double glazed construction with two electric heaters and doors to garden.

### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 11'10" x 9'4"

Double glazed window, radiator.

#### Bedroom Two 10'1" x 8'9"

Double glazed window, radiator.

#### Bedroom Three 9'0" x 7'4"

Double glazed window, radiator.

#### Bathroom 8'3" x 8'1"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Small lawned garden and driveway providing off road parking.

### Outside Rear

Lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side access.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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